

THE EAST SIDE HAD THE START, because of the easier grades there offered and the less obstacles to be met with in the character of the land for laying out streets and avenues. But as that growth extended it took color from the increasing difficulties of communication, and assumed largely the character of a business growth, where the dweller would find his occupation to his hand. In the meantime the west side, lacking the same advantages of easy transit, however slow, passed into the hands of those who could afford to wait some time for a return upon their investments, and that larger class, who did not gravitate naturally to the east side, as their natures did not harmonize with the character of the local development more strongly impressed each day, and to whom the west side was inaccessible, migrated to Jersey and Long

land, to the great benefit of the real estate interests there.

THE SAME CONDITIONS, ALTHOUGH NOT, PERHAPS, IN THE SAME DEGREE EXIST TO-DAY, and can only be changed by rapid transit. With our newly-annexed territory rapid transit is to us to-day what the great continental railroad was to the nation—a necessity. Already, in anticipation of a future failure in the Legislature this year, or some other abortive scheme of which we have already had so many, we hear of preparations for extensive offerings of Jersey and Long Island property in the hope of making a fresh diversion of capital in stimulating improvements in, and the growth of these sections. We are not so fully as to regard that with the existing jealousy experienced by some of our real estate owners here, for the growth of these sections is, after all, metropolitan growth; but we need our capital nearer home just now, and in view of the improvements required in the newly annexed district, should aim to keep it here for the settlement of that district. This can only

AN IMPORTANT REAL ESTATE OPERATION, and one likely to have an important bearing upon values not only in the immediate neighborhood but in the entire vicinity of the city, is a recent purchase of the property of the city of \$24,000 on the west side of the city, between Sixth and Sixty-fourth streets and Eleventh avenue and the Hudson River. It has also an important bearing upon the question of the proposed extension of the city question—first in regard to the Commodore's interest in that matter, and, secondly, as to trade results likely to flow therefrom. The record of the purchase is contained in the official returns, is as follows:—

All the lands commencing at a line 203 feet west of Eleventh avenue, extending from Sixth to Sixty-fourth streets thence west to new bulkhead line of Hudson River.

Eleventh avenue, southwest corner Sixty-second street, running thence south to the bulkhead line of lands of New York Central and Hudson River railroad, thence southeast along said lands until the same intersect with Eleventh avenue, thence north on avenue to beginning.

[illegible]

THE STORY CONNECTED WITH THIS OPERATION
is that this property was originally purchased from Blodgett and others by Dutcher, Altonson, & Moore for use as a cattle yard, in the expectation that the ground on the east side of the city, then and now occupied for such purposes, would be taken up by the Industrial Exhibition Company. Upon the failure of the latter to obtain the aid of the city in forwarding their project the plan of removal of the cattle yard to this point was also abandoned, and the Commodore took the contract of purchase off

It will be observed that "water rights" obtain a special mention in the record of the transfer. It is in this record that the Commodore in making this purchase is with a view to meet the pressing need of New York, as expressed through the sub-committee of the Committee on Cheap Transportation appointed at the Cooper Institute meeting last fall, for increased terminal facilities. It is to be the complement of his double track. He intends the erection of grain elevators, and therefrom deep water in front, to provide for the export of the grain. He will provide for the ship thus channeling very

materially the cost of transshipment and taking a large step forward to preserve New York in its competition with London, Antwerp, Amsterdam and other cities. He is further stated to be in negotiation for another very important property in the same neighbourhood, of which, it is consummated, a complete record of transfers will be made and given notice.

The inference of this is, first, that the Anglo-American Commission will be able to obtain rapid transit, as here is a sufficiently extensive financial scheme to fully occupy even the most advanced of the European countries (Europe); and, secondly, the improvement here promised of our terminal facilities will not only give additional financial strength and rapid transit to the American scheme, but will be agreed on, but render that agreement the more necessary by still further increasing needs.

also enterprisingly into any discussion of the matter of rapid transit. Nor can our people hope to see the city of New York in a better year, except at the sacrifice of accommodation and comfort. As it is in all other departments of business it is here. The fatal weakness or incomprehension of the city government is that year after year it is "swearing he would never consent, consented" who opposed the issue of any extension of the city limits. At the last consultation that was held at the Fifth Avenue Hotel of a Sunday in the first week of the panic year, the Mayor came from the city of New York to see the bankers and the Secretary came from Washington to meet him; at a time when a comparatively small amount would have sufficed to pay the city's expenses. The year afterwards compelled to issue \$26,000,000—operates here as elsewhere to unsetting values.

IN the uncertainty of what the result of the financial debate in Congress may be, this interruption of the circulation of currency in real estate, of course, as well, The renter, in the meantime, is not only not getting his money for the inflation of the currency, which is thus far *rent-free*, but is also being deceived, urging owners to ask higher rents. The renter, at all events, next year, owing to the recent panic and the stagnation that has followed from it, will be in a position to demand a higher rent. The renter, in Congress, with the possibility of contraction suggested, with lower rents might pay, indicating a deflation where the offer does not come up to the renter's financial situation, is a simple arithmetical calculation, viz. the increase in the rental of small houses, the multiplication of the latter offering, and a further reduction in rent of high priced houses all only to the benefit of the families of the small landlords who are the great sufferers in the present depression.

A communication which we print below contains some farther thought upon questions relating to rapid transit. Coming from one whose own interest is involved in the subject he discusses it has the value of being reflective.

HOW TO MAKE ANNEXATION PROFITABLE.

TO THE EDITOR OF THE HERALD:—

It is hoped that a proper mode of taxation will

He made mention the new order of things, with a view to encourage migration to these parts. There are a number of extensive landowners within the limits of these new wards, who will not doubt object to any increase of their land tax, under the plea that they are farm lands. Now, this might be very well for land unavailable for building purposes; but if the rule is to apply to all lands, it will cut up into building plots it is *very seriously* to meet the large increase of population We have a right to expect. There are thousands of the building lots within ten minutes' walk of Harlem Bridge to be had at moderate cost. Then just take a drive up the Southern Boulevard, along the line of the new Portchester Railroad. There you will find, within easy driving distance from the City Hall,

SOME OF THE FINEST VILLA SITES that lay out of doors, rolling lands, overlooking the Sound, affording most beautiful views not to be surpassed anywhere. The gentlemen who own these large tracts have them well enclosed, and will not like to be disturbed in the quiet enjoyment of their choice estates. They are perfectly willing that men of moderate means shall locate in the vicinity, on less desirable lands, and so increase in value that of their more wealthy neighbors. For example, a man of small means will purchase one or two lots of the cheaper sort and pay tax so much per lot, while the rich man over the way will pay tax by the acre; at the same time every lot in the acre will command as much, if not more. To test the question you have only to make an offer to the rich man for his land at the same rate. He will shrug his shoulders and say it is worth more

perjor for the reason that it is better land (which is true in most cases). Then why should honest pay tax at the same rate? I expect soon to find a large portion of these grounds now idle let out to small German gardeners, who will cultivate them to make it appear plausible in the eye of authority, the same as have been done in other wards of the city to evade the tax.

THIS EXCUSE OF FARM LANDS is all humbug; they will stick and hold on as long as possible, while their poorer neighbors (though less able) struggle to pay a larger proportion of the taxes. Our lordly landowner swells with pride to think how every year adds to the value of his property, continually improved by the untiring efforts of the middle class to maintain their families in homes of their own, for which this locality is so well suited. Now all this should be channeled

Without delays and proper means should be at once set in operation for laying out in blocks and avenues this beautiful district. If our old and respected clip Van Winkles here object a little, gentle force, used with discretion by the Park Commissioners, will set matters right. Twenty or thirty large estate owners (who produce little or nothing in the way of improvements) should not be allowed to obstruct city progress. They must give way to thousands of the industrious classes, who will flock here so soon as the opportunity is afforded them, all going to swell the tax receipts, and so make annexation profitable by keeping this class of wealth at home. We should then have speculators building here (though sometimes questionable), who have added largely to the city's proper. It is for the Building Department to judge the kind of buildings required.

FRAME HOUSES AT A MODERATE COST should not be objected to when filled in with brick, and they are almost as safe from fire as if all brick, and can be made much more ornamental at moderate cost. The requirements of those who do not need them. The Department of Public Safety, though highly proper, should use much discretion in dealing with applications for building here, as if too exacting they will defeat the object sought by annexation. Neat frame cottages, when occupied by their owners, are much less liable to take fire than your large city mansions, containing hot air furnaces, a continual source of danger. There are thousands of frame houses in this city, and thousands of others in the city, who have \$1,500 to \$2,000 in bank. Those with families on a low average pay \$300 per year rental, for four or five rooms in a house with other families, often on a dirty, crowded floor. If they could have a small cottage, they might buy a lot out this way for cash, and by borrowing \$2,000 or \$2,500, could build them on a handsome lot, and live comfortably. The interest on the loan, with taxes added, would be less than the rental.

ments in this city, while here they would save in doctor's bills, in medicine and in foregoing many needless luxuries a miserable city life induces them to spend more money than they can afford to pay, and the snows of winter, all would tend to inspire them with new life. Twenty-five years ago when I first came to this city, to own a lot of land, the great impetus to independent citizenship, in laying out this new district care should be taken that all work is done by contract with the laboring men, and not by the men, if such can be found (a hard thing to do here), or we shall be swamped by the hungry hord who are now laying plans for all sorts of fat jobs under the name of contractors. I am sure that at the same said property owners are totally ignorant of their little game until caught in the net. And many will advise me to do up the work by the day only on here, as saving money necessary I'll set down as a knave or a fool. I could say much on this subject, but it is not

know let him visit the public works up town and be satisfied as I am, that for every \$1,000 expended on day's work \$500 would be a good price by contract. There is still a large amount of day's work doing in Harry Genet's district, and the end is not yet. One of the greatest impediments in the way of building here is the present tax on mortgages. Any amount of money in large or small sums could be obtained were it not for this unjust law.

WHEN YOU APPLY TO A BANK LAWYER OR A BROKER FOR A LOAN
they will demand ten per cent bonus. This they

kill expenses. These people have matters so fixed with certain officials in most all moneyed institutions and divide the spoils with them. If you want to borrow \$50,000, you must give me \$10,000. Some dummy who is supposed to sell the same land \$300 its face. In this way they evade the law of usury. Nor does the trouble stop here. The avarice of our money brokers is such that in most cases they will only take a mortgage for a year or ten, and then you must come down with another bonus or pay up the mortgage. Thus, while the money brokers are the cause of the present, ruin, and out of ten cases they exert to do fifteen. I know some dead characmen who do this. They will tell

you money, like any other commodity is governed by supply and demand, and for this reason I would not be surprised if the market for the fraud. I do not suppose to repeal the tax would change the spirit of these Shylocks; but I am satisfied that it would change the amount of their business.

SO MUCH MORE MONEY WOULD SEEK INVESTMENT in improved real estate because their occupation would be gone to a great extent. A friend of mine would guarantee six per cent clear of the tax. It could not be done honestly, so the money went elsewhere. The tax would be paid by the owners of the property instead of the tax by onsetting the same with assumed indebtedness (for the time being) and other well known devices. The result would be that there would be an immense amount of money now lying idle in banks which pays no tax would seek building banks. All business connected with growth would be stimulated. There would be more money in the

and the State would reap a larger income from these improvements than it does now on mortgages. It would make a rigid exaction of the tax on incomes from mortgages here. I repeat, there are many who own property in the city, but only a few own four-fifths of the property holders here have mortgages on their premises. They are in most cases comparatively poor but industrious people, and, besides, it is difficult to make ordinary expenses. Should a general demand be made upon them to pay the tax, it would be a heavy burden, and would lead to at the present time, in very many cases the property would go into the hands of the Sheriff.

A MORE UNJUST AND OPPRESSIVE tax could not be devised. The middle class, as, though not a direct one, the result is all the same. It makes the poor poorer and the rich richer in the same proportion.

Hope, Mr. Editor, you will lend your valuable aid to bring about its repeal during the session of the present Legislature. Legislators are not to be found where they have it, but exempt the city of New York. Now, as to the mode of getting here, not much can be said that has not been repeated a hundred times. The cars are fast, the boats, perfect models in their way for speed and comfort. Those, together with three lines of railroads, make it possible to get here in half an hour for present travel, so we cannot expect people to come here until we have better means afforded for their transportation. So much has been said of the fact that people do not wonder why people are disgusted when they hear of a new charter being granted for a road, that it is understood that they do not wonder if blocks, or some other impossible route. All the charters for quick transit seem to be obtained for the express purpose of being disgraced. The fact is, the powers that be do not want quick transit. So they get up

ALL SORTS OF SCHEMES IN ORDER TO SATISFY PUBLIC CLAMOR.

I well knowing it took time to execute them. A year ago I was at a meeting of the Twelfth Ward Citizens and Taxpayers' Association. When the subject of rapid transit was discussed a committee was appointed to wait upon the projectors of the Gilbert Elevated Railway. They were assured that two or three immense works were running night and day, with a large force of men preparing the works, and that its erection would commence forthwith. Our committee were delighted (innocent souls), and I have no doubt that if the same

communities which are dependent upon the automobile for their transportation. There are so many simple and effective means of quick transit available, on which investment is not required, that the city still remains for the city or State to adopt the most practical plan and grant the right under certain proper restrictions (not made impossible to construct) to the private citizen to build and invest therein. Why, \$25,000,000 would build it—no underground, not over house-tops, not through Broadway, but in the air—(all important—no immediate use), but that would present great outlet—third avenue. What plan is more simple than an elevated road from Chatham square to the city hall? It is not a question of cost, it is no necessity of going further down town—no turnouts, no cuts to make. It would be almost a straight line, no H. M. The only place of much concern being the two blocks of the city hall street, and that is mostly sidewalk travel, nothing to be compared with Greenwich street, where

A SIMPLE PLAN

There would be a road over the present tracks say twenty feet wide, not from curb to curb, as some of the proposals would have it, but from the center of the iron, with heavy girders running along the same. Across these lay heavy iron beams close enough to carry solid brick arches, in this way making a floor of iron, with a layer of concrete or marble on either side to act as a screen for corrosion. The advantages of this simple plan are its cheapness and the rapidity of its execution. One could cross the river in a few minutes. The crowding of the cars by taking all the through passengers, and by stopping once a mile, many others. We could ride from Manhattan square to Harlem in five minutes. The iron could be made solid and substantial in every way, and, by reason of its being narrow, there would be less contraction and expansion of the iron work. It would be a simple thing to make it last longer than any other can be for years to come. There would be objections, of course. These should only arise in any case. The bridge is expected to have a life of twenty years. We should not out of

or have an interest in other roads.

SMALL LITTLE INCONVENIENCE MUST BE PUT UP WITH in any case, and the great public necessity, which would cause the city to be more than any other proposed. It need not necessarily be so slightly, but could be made very ornamental, and when erected, would be a half the cost of the others which no doubt will be charged to it. While the city is expending millions yearly for its ornamentation, in this way increasing the value of real estate, and the means of supporting the poor men to sustain it, gives no attention to the serious loss incurred by the constant exodus of a class so necessary to its existence. The vast expense of the proposed bridge, \$1,000,000, and the cost of the new bridge, \$1,000,000, and to this end, with the new bridge annexed, the efforts of our law makers should be directed to a reader of your paper should look to it for interest in the public mind, as of public welfare. Should my crude ideas be deemed worthy of a place in your columns it will afford much pleasure.

THOMAS OVERINGTON,
A citizen of the Twenty-third ward.

find a panacea for this restlessness and desire for

change in humor. "Up to the date of the completion of "Copperfield" he had felt himself to be in possession of an all sufficient resource. He had his own creations always by his side. They were living, speaking companions. With them only he was everywhere thoroughly identified. He laughed and wept with them, was as much elated by their fun as cast down by their grief, and brought to the consideration of them a belief in their reality as well as in the influences they were meant to exercise, which in every circumstance sustained him." But during the composition of "Little Dorrit" his creative genius, if it did not actually give way, was at least for a time overclouded; and the result for the first time, to the detriment of putting in his written memoranda of suggestions of character and incidents, was his restlessness became more pronounced than ever. "His old pursuits were too often laid aside for other excitements and occupations; he joined a public political agitation, set on foot by administrative reformers; he got up various quasi public private theatricals, in which he took the leading place." When Mr. Forster remonstrated with him he replied, "Too late to say, Put the curb on and don't rush at hills; the wrong man to say it to. I have now no belief but in action. I am becoming incapable of rest. I am quite confident I should rust, break and die if I spared myself. Much better to

While he complains that his friend is not so tolerant as he might be of "the wayward and unsettled feeling which is part of the tenure on which one holds an imaginative life," he does not seek to screen himself from the blame which will follow the act. "I claim no immunity from blame. There is plenty of fault on my side, I dare say, in the way of a thousand uncertainties, caprices and difficulties of disposition; but only one thing will alter all that, and that is the end, which alters every thing." He was dead set upon carrying this separation into effect, refused to listen to anything like remonstrance or to take any middle course, and carried it into effect then and there. Henceforward he and his wife lived apart; "the eldest son went with his mother, Dickens at once giving effect to her expressed wish in this respect, and

the other children remained with himself, their intercourse with Mrs. Dickens being left entirely to themselves.⁴¹ And then followed the self-inflicted coup which dislodged Dickens from his pedestal and overshadowed the rest of his life. So far the separation and the purely private matter, and, though the general public had no right to know, though the inkling of it, it would have caused a three days' talk and then been forgotten, but not Dickens, in the over-excited and irrational frame of mind in which he then was, chosen to take the public into his confidence and lay bare the secrets of his domestic life. He prepared a statement of his case for publication in *Household Words*, and although Mr. Forster strenuously opposed this proceeding, all he could bring from his friend was an offer to suppress it. "If, upon reference to the opinion of a certain distinguished man still living, that opinion should prove to be in agreement with

mine." The present writer has Dickens' own authority for saying that that distinguished man was Mr. J. T. Delane, then and now editor of the *London Times*. His opinion coincided with Dickens', and the statement appeared in *Household Words*, whence it was widely copied throughout the country. It was speedily followed by another statement, which Dickens always called "the violated letter," a paper subscribed by his name which got into print without

his sanction. It had been addressed and given to Mr. Arthur Smith as an authority for Mr. Smith to use as he thought proper. Mr. Smith had given a copy of it with like intention to the London correspondent of the New York *Tribune*, by whom it was sent to his journal and there published. What this second statement was Mr. Forster does not say, but it is probable that it had some reference to a document, a copy of which was sent at the time by Dickens to the present writer, with the following letter:—

TAVERSTOCK HOUSE, TAVERSTOCK SQUARE,
LONDON, W. C., Monday Evening, May 31, 1858.
MY DEAR FRIEND,
I shall never make an ungenerous use of the paper of which I send you a copy on the other side, though I have no objection to its being used by you.

women have signed it. But as I know Mrs. F.'s ears are to have been abused I think it simply just that she should see it. If you think so too, too quick not otherwise will I write to her with a kind word. Even faithfully,
— CHARLES DICKENS.

The "copy on the other side" ran thus:—

It having been stated to us that in reference to the differences which have resulted in the separation of Mr. and Mrs. Charles Dickens, certain statements have been circulated, that such differences were occasioned by circumstances deeply affecting the character of Mrs. Dickens, and even promising the reputation of others, we solemnly declare that we do not believe such statements, and we would disavow any such belief. Mrs. Dickens and we people ourselves with scruples to contradict them as entirely destitute of foundation.

This paper is signed by two female members of Mrs. Dickens's family. It is so obvious that so soon as the statement was made that the article in question had been printed in *Household Words* an extraordinary revulsion of popular feeling took place against Dickens. He who had been looked upon as the incarnation of every domestic virtue now stood before the world as breaking up his home and casting off his wife, avowedly for no fault of her own, but for the mere capricious gratification of his own morbid fancy. Violent articles were written about him in the newspapers, and the following epigram, not given by Mr. Forster, was largely circulated:—

With tongue and pen no more may Dickens fudge,
In vain for truth and charity he pleads;
The critic roasts the author now well judged,
Not by his *Household Words*, but *household*

His acquaintance was split into two sets, one of which sided with Mrs. Dickens, and among the friendships which Dickens lost at that time were those with Miss Burdett Coutts, his partners in *Household Words* and publishers, Messrs. Bradbury & Evans, and his old and intimate ally, Mr. Mark Lemon. He bore up bravely against these troubles, but that the pain of them entered into his soul the following extract from a letter of his to the pres-

On Friday, June 28, 1838, will show:—
 "If you could know how much I have felt within this last month, and what a sense of wrong has been upon me, and what a strain and struggle I have undergone, to be able to tell you how I am now so jaded and rent and out of shape that it does not this day leave me hand enough to snape these words together!"

Under these circumstances it was lucky that he found a new excitement in commencing his public readings. These originated in his giving a gratuitous reading for the benefit of the Sick Children's Hospital, and when the London public had once seen and heard him they raved to see him again, he being in no way coy. The first series began with sixteen nights at St. Martin's Hall and a provincial tour of eighty-seven readings, beginning at Clifton and ending at Brighton, and taking in

reland and Scotland, as well as the principal English cities. The subjects of his readings were the "Caro," the "Chimes," the trial in "Pickwick," "Paul Dombey," "Boots at the Holly Tree Inn," the "Poor Traveler" and "Mrs. Gamp." Everywhere he records himself to have been received with the "greatest personal affection and respect," and the pecuniary results were most satisfactory. His manager was Mr. Arthur Smith, brother of Albert Smith, whose Mont Blanc entertainment at the Egyptian Hall he also managed. Here is an extract from a letter to the present writer about that time, dated "Royal Hotel, Plymouth, 4th August, 1858":—

We had a most noble night at Exeter last night, and turned numbers away. Arthur is something between a Home Secretary and a furniture dealer in his way of talking. He is a most correct speaking in the genteeliest manner or drawing

And again in a letter dated from the Adelphi Hotel, Liverpool, 21st of August, he says:—

A wonderful house here last night, and the largest in money we have ever had, including Saturday night, when we sold out for 200 guineas. The very books were all sold out early in the evening, and Arthur, bated in checks, took readers into tickets, floated on bladders of gold, and the very boys, in their gayings, staggered home faint with gold and silver.

Out of the proceeds of these readings he paid for the new house, tad'shill place, in which the remainder of his life was for the most part passed and where he died. About this time, too, in consequence of the quarrel already alluded to between Dickens and Messrs. Bradbury & Evans, the publication of *Household Words* was discontinued and *All the Year Round* established. About this time, too, Dickens' portrait, as he appeared

middle life, as painted by Mr. Frith, R. A., and exhibited at the Royal Academy. "I wish," said Edwin Landseer, as he stood before it, "that he looked less eager and busy, and not so much out of himself or beyond himself. I should like to catch him asleep and quiet now and then."

The next six or seven years of his life were comparatively unimportant to the public. In them his literary labors consisted in his starting his new bantling, *All the Year Round*, with the "Tale of Two Cities," perhaps the most wholly perfect of all his works; and to the same periodical he contributed the admirable "Great Expectations." He reverted to his old form of serial publication between green leaves, with "Our Mutual Friend," which appeared in the years 1854-55, and in the interval, besides many short papers, he wrote a consecutive series, the "Unconquerable Traveller," which contains some of the brightest bits of his humorous observation. During this time, too, he gave a second and a third series of public readings in Great Britain, which were highly remunerative, but the labor attendant on which had some effect on his constitution, bringing about an attack in the foot, now believed to be suppressed gout, which troubled him to the last. Also in this interval several of his intimate friends—notably Egfr. Leech and Thackeray—were carried off, and on the 9th of June, 1855, Dickens himself was in a terrific railway accident at Staplehurst, which, though doing him no actual injury at the time, was undoubtedly a great shock to his nervous system and laid the basis of future life.

Towards the close of the year 1867 he decided on paying a second visit to America, and giving a series of readings there. Some little time before he wrote, "I begin to feel myself drawn towards America as Darnay, in the 'Tale of Two Cities,' was attracted to Paris." And again, "Every mail brings me proposals, and the number of American agents at St. James' Hall has been surprising. A certain Mr. Grau, who took Kistofur out, and is highly responsible, wrote to me by the last mail (for the second time) saying that if I would give him a word of encouragement he would come over immediately and arrange on the boldest terms for any number I chose, and would deposit a large sum at Coutts'. Mr. Prides writes to me on behalf of a committee of private gentlemen at Boston, who wished for the credit of getting me out, who desired to bear the reading and did not want profit, and would put down as a guarantee £10,000, also to be banked there. Every American speculator who comes to London repairs straight to Dolby with similar proposals." The result of all this was that he sent Mr. Dolby (who had been his manager since the death of Mr. Arthur Smith) as his pioneer to America, to see how the land lay; and that on receiving this report Dickens decided to give a series of readings in America, not as the nominee of any speculator, but on his own account. A magnificent farewell banquet, over which Lord Lytton presided, was given to him on the 21 of November, at St. James' Hall, and on the 9th a few intimate friends, including Mr. Wills, Mr. Wilkie Collins and the present writer, who had accompanied him to Liverpool on the preceding day, took farewell of him on the deck of the Cuba and watched the gallant vessel steam slowly away, bearing him to Boston.

The fifteenth and sixteenth chapters of Mr. Forster's book are entirely devoted to the narration of the incidents of Dickens' second visit to America, and are chiefly told in his own language, and as you have no doubt reprinted most of the important points I will not repeat them here. The homeward voyage did Dickens a great deal of good, and within a few months of his return he commenced the final series of readings, which had long previously been agreed upon between him and the Messrs. Chappell. In them he had the usual success, and there is nothing special to record about them, save that his determination to read in public the episode of the "Murder of Nancy" from "Oliver Twist" was the cause of a painful correspondence between him and Mr. Forster, who says:—"It is impossible for me to admit that the effect to be produced was legitimate.

such as it was desirable to associate with the recollections of his readings.' Dickens' foot began to trouble him again, and as his work progressed he became so ill that it was considered necessary to consult Sir Thomas Watson, the cleverest living English physician, who writes subsequently to Mr. Forster:—"The state thus described showed plainly that Charles Dickens had been on the brink of an attack of paralysis of his left side, and possibly of apoplexy. It was no doubt the result of extreme hurry, overwork and excitement incidental to his readings." By Sir Thomas Watson's advice the readings were suspended for some weeks, then renewed in the country, and finally concluded at St. James' Hall on the 15th of March, 1870, when the last words of his little speech were, "From these garish lights I vaish now for evermore, with a heartfelt, grateful, respectful, affec-

Little more remains to be added. He continued at Gadshill, occupying himself with his new book, "Edwin Drood," and, though those intimate with him saw considerable change in his face, a diminution of his animal spirits and of his physical activity, no one had any idea that the end was so near. On the 9th of the following June he was suddenly struck down by an attack of apparently mingled paralysis and apoplexy such as Sir Thomas Watson had foreseen, and never spoke again. Five days after

We have thus run through the principal portion of Mr. Forster's book, in the only passages untouched by us being a chapter in which Mr. Forster gives his own criticism on called on Dickens' principal works and another in detail on "Personals" Characteristics," which has been separately treated by us. Mr. Forster has discharged his duty modestly, unobtrusively and well. He has been more outspoken than was generally expected; but the state of his hero was of too recent a date to enable him to tell the whole truth concerning the late years of that strange, troubled life. Mr. Forster's biography is the book for our generation; perhaps to the next some future writer will give a work which, based upon it, will tell the tale as it is now impossible to be told.

EDMUND YATES.
The Stain Upon His Fame.
[From the St. Louis Republican, March 1.]

There never had been, and is not until this day, so far as we are aware, the slightest breath of scandal concerning Mrs. Dickens. She has borne the reputation of a true wife and fond mother.

the reputation of true nobility, and her husband, to tempt her into a separation after individual notoriety. Neither prosperity nor adversity has caused her to lose her self-respect, and the easiness with which she has endured the supremest mortifications which can overtake an honorable and high-spirited woman proves her to be the possessor of some of the noblest qualities that adorn the sex. Dickens himself was unable to present any substantial reasons for his course. In his private letters, written at the period when he alleges incompatibility in process of consummation, he alleges incompatibility of temper, and other things of the same indeterminate sort. He accused her of nothing, and never even hinted that she had committed any act which, in the eyes of the law or of public opinion, would authorize a divorce. Yet on these crite generalities he based his right to abandon the bride of his youth, the mother of his child, the lady who had borne him a son and worn his name.

From the day of the separation to the day of his death they never met. It is said that she was not permitted to see him, and that he never again admitted that the only reference to her in his will was such a one as no thoroughly gentleman would make. He had no other friends, and, in the end, being, he insisted her—dying, he stamped upon her

COURSING IN ENGLAND.

The Waterloo Cup.

The great Waterloo meeting took place on the 18th, 19th and 20th of February. There were sixty-four subscribers at £25 each; the winner to receive £100; second, £200; two dogs, £50 each; four dogs, £30 each; eight dogs, £20 each; sixteen dogs, £10 each; the Waterloo Cup and Waterloo Plate, £300 each; total, £1,000. The following are the winners:—

Cup....Mr. C. Morgan's r. d. *Magnano* won.
Mr. Mansey vs. (Mr. Martelli's) l. d. *Surprise* ran up.
Purse....Mr. R. Jarline's r. w. b. *Muriel*.
Mr. F. Gibson vs. (Mr. E. E. Jarline's) divided.
Progress....
Plate....Captain Ellis vs. (Mr. R. Jarline's) bd. w. b. p. *Galileo*.
Fog won.
Mr. W. J. McIlwain vs. (Mr. R. Jarline's) w. b. *White Slave* ran up.